

SUBMISSION 67

Name (Please use your full name)

Matt Watson

Postal Address

92 Avro Rd

Email address

Mahanila@gmail.com

I could gain an advantage in trade competition through this submission

No

My submission is that

I think a new housing subdivision in whitemans valley will create unmanageable traffic issues, fix the roads first before adding 100 more houses, UHCC has proven it cannot maintain its rural roads effectively, since UHCC struggles to fix a pothole on road, or a fallen tree, i dont think they have the resources to manage an entire new housing development. The houses will be done like the new wallaceville site, using cheap building practices that will lead to costly repairs. I notice the UHCC has backed their "render cladding" design....i predict massive repairs due to moisture ingress with 10 years , those houses share the gutter so that will be fun to get neighbours consent when the gutters inevitably leak due to poor selection of cladding materials, ie, render which is just membrane.... wow id love to see how BRANZ conducted their research to sanction that? Maybe its because the cheap new builds have a life expenctany of less than 20 years? Your uhcc new builds are a joke to the rest of the world, learn from your past mistakes(leaky building syndrome) & stop making low quality housing... 1 log cabin would be better than all your newbuilds put together. To put it simply the UHCC has no business developing new infrastructure as they cannot maintain existing house repairs so now they want to demolish housing just to put even worse housing in replace? How about fixing the existing houses? Ive done it & its alot cheaper than rebuilding, but the UHCC only profits from new builds, not repairs, you dont even have road barriers on WVR or street lights in avro rd & you wanna talk about adding MORE housing?

Please indicate whether you wish to be heard in support of your submission (tick appropriate box)

I do wish to be heard in support of my submission.

please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)

I do not wish to make a joint case.
